

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE  
F/S Fisher Rd., 411' W Beech \* ZONING COMMISSIONER  
Road (8825 Fisher Road) \* OF BALTIMORE COUNTY  
1235 Paper Mill Road  
15th Election District  
7th Councilmanic District  
Margaret Cockran, et al \* Case No. 91-376-SPHA  
Petitioners

ORDER OF DISMISSAL

The Petitioners herein requested a Petition for Special Hearing to  
approve an amended site plan and to amend the 1st, 6th and 7th restrictions  
of the approved site plan and special exception of case No. 78-165-ASPH;  
and.

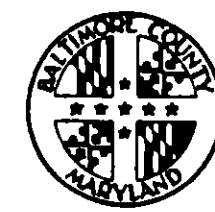
WHEREAS, the Petitioners herein requested a Petition for Variance from  
Section 410.A.3.B.6 of the BCZR to permit the existing crushed surface in  
lieu of the required macadam, concrete or tar and chip surface; and.

WHEREAS, attorney John B. Gontum, Esquire who represents the Petition-  
ers, requested a withdrawal of the Petitions for Special Hearing and Vari-  
ance on behalf of his clients, by letter dated January 14, 1998.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore Coun-  
ty this 27th day of January, 1998 that the hereinabove Petitions for  
Special Hearing and Variance (case No. 91-376-SPHA) be and is hereby DIS-  
MISSED without prejudice.

LES:mmn

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

January 27, 1998

John B. Gontum, Esquire  
Romacka, Gontum and McLaughlin, P.A.  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Case No. 91-376-SPHA  
Petitions for Special Hearing and Variance  
Property: 8225 Fisher Road  
Margaret Cockran, et al. Petitioners

Dear Mr. Gontum:

Attached hereto please find an Order of Dismissal regarding the above  
captioned matter. This case has been dismissed without prejudice.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
att.

DESCRIPTION TO ACCOMPANY PETITION FOR  
SPECIAL HEARING

91-376-SPHA

Beginning for the same at a point on the southeast right of way line of Fischer  
Road (40 feet wide) distant 411.13 feet measured southwesterly along the said  
southeast right of way line of Fischer Road from the south right of way line of  
Beech Road thence

1. S 48° 27' 25" E 814.11 feet thence
2. S 59° 34' 35" W 298.25 feet thence
3. N 48° 27' 25" W 721.78 feet to the said southeast right of line of Fischer  
Road thence running with and binding on said right of way line
4. N 41° 32' 35" E 283.60 to the place of beginning.

Containing 5.00 Acres of land more or less.

This description for zoning purpose only.

CRITICAL AREA

354

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

91-376-SPHA

District 1574 Date of Posting 7/2/91  
Posted for Special Hearing & Variance  
Petitioner Margaret Cockran & Jean Robbins  
Location of property 8225 Fisher Rd, 411' 50" Beach Rd  
Location of signs 8225 Fisher Rd, 411' 50" Beach Rd  
Remarks 5/18/91 Report for New Hearing Date 7/2/91  
Posted by M. Roberts  
Number of Signs 2

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account 91-001-4150  
Number

receipt

3/22/91

H9100354

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$175.00
040 - SPECIAL HEARING (OTHER)	1 X	\$175.00
TOTAL:		\$350.00

LAST NAME OF OWNER: CORKRAN/ROBBINS

Please Make Checks Payable To: Baltimore County  
440480107MICHRC  
000115P03-22-91

\$350.00

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-376-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is  
described in the description and plat attached hereto and made a part hereof, hereby petition for a  
Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whe-  
ther or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the  
amended site plan and to amend the 1st, 6th and 7th restrictions of  
the approved site plan and special exception of Case #78-165-ASPH.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon fil-  
ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-  
tions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm,  
under the penalties of perjury, that I/we  
are the legal owner(s) of the property  
which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: 686-8274

Legal Owner(s):

MARGARET CORKRAN

(Type or Print Name)

Signature

Address

City and State

8225 Fischer Road 477-4545

Address

Baltimore, Maryland 21221

City and State

Name, address and phone number of legal owner, con-  
tract purchaser or representative to be contacted

Name

Address

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 3 day  
of April 1991, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 22 day of May, 1991, at 2 o'clock  
P.M.

FILED 3/22/91 BY JLL  
ANY TIME OR DAY  
1 1/2 HRS. HANG TIME  
APPLICANT NOTIFIED PROP IS  
LOCATED IN CRIT AREA  
& TO CONTACT DEPRM

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29, 1991

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 4/25, 1991.

THE JEFFERSONIAN,

S. Zeke Orlov  
Publisher

\$39.87

CRITICAL AREA  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-376-SPHA 354

The undersigned, legal owner(s) of the property situate in Baltimore County and which is  
described in the description and plat attached hereto and made a part hereof, hereby petition for a  
Variance from Section 410.A.3.B.6 to permit the existing crushed surface  
in lieu of the required macadam, concrete or tar and chip surface.

the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the  
following reasons: (Indicate hardship or practical difficulty)

Proximity to tidal wetlands precludes use of required materials.  
Historic use indicates that with proper treatment existing surface  
meets compaction requirements and provides a durable and dust-free  
surface.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this  
petition, and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm,  
under the penalties of perjury, that I/we  
are the legal owner(s) of the property  
which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 3 day  
of April 1991, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 22 day of May, 1991, at 2 o'clock  
P.M.

FILED 3/22/91 BY JLL  
ANY TIME OR DAY  
1 1/2 HRS. HANG TIME  
APPLICANT NOTIFIED PROP IS  
LOCATED IN CRIT AREA  
& TO CONTACT DEPRM

(over)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the 22 day of May, 1991, at 2 o'clock P.M., in Room 106, County Office Building, in Towson, Maryland 21204, to consider the petition for a Variance from Section 410.A.3.B.6 of the BCZR to permit the existing crushed surface in lieu of the required macadam, concrete or tar and chip surface, filed by Margaret Cockran and Jean Robbins, 8225 Fischer Road, 411' 50" Beach Road, 15th Election District - 7th Councilmanic District.

Bel Air, Md., April 24, 1991

This is to Certify, That the annexed  
is to be posted and advertised as prescribed by Zoning Regulations.

was inserted in the AEGIS, a newspaper printed  
and published in Harford County, once in each  
of 1 successive  
weeks before the 22 day of  
May, 1991  
Publisher.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 5/17/91

Margaret Cockran and Jean Robbins  
8225 Fischer Road  
Baltimore, Maryland 21221

RE: Case Number: 91-376-SPHA  
E/S Fischer Road, 411' SW of Beech Road  
8225 Fischer Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Margaret Cockran and Jean Robbins  
HEARING: WEDNESDAY, MAY 22, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 129.62 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

*J. Robert Haines*

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: John Gontrum, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 9, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-376-SPHA  
E/S Fischer Road, 411' SW of Beech Road  
8225 Fischer Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Margaret Cockran and Jean Robbins  
HEARING: WEDNESDAY, MAY 22, 1991 at 2:00 p.m.

Special Hearing: An amended site plan and to amend the 1st, 6th, and 7th restrictions of the approved site plan and special exception of Case #18-165-45PH.  
Variance to permit the existing crushed surface in lieu of the required macadam, concrete or tar and chip surface.

*J. Robert Haines*

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: John Gontrum, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 21, 1991

Margaret Cockran and Jean Robbins  
8225 Fischer Road  
Baltimore, Maryland 21221

Re: Case Number(s): 91-376-SPHA  
Petitioner(s): Margaret Cockran and Jean Robbins  
Location: 8225 Fischer Road

Dear Petitioners:

Please be advised that due to scheduling conflicts beyond our control, the above matters, previously set to be heard on Wednesday, May 22, 1991 cannot go forward on that date.

This case has been rescheduled for JULY 12, 1991 at 2:00 p.m.

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

*G. G. Stephens*  
G. G. Stephens  
(301)887-3391

cc: John Gontrum, Esq.

BALTIMORE COUNTY, MARYLAND  
Inter-office Correspondence

TO: Gwen Stephens  
Docket Clerk  
FROM: Bob Haines  
Zoning Commissioner  
SUBJECT: Margaret Cockran, et al  
Case 91-376-SPHA; Postponement

DATE: July 19, 1991

The above captioned case has been postponed. Reset only upon written request from John Gontrum and after coordinating the new date with me. Upon selection of the new date, notify Thomas Darchicourt with the Wells-McComas Community Association and any other interested parties indicated in the file. Reposting of the property will be necessary, but do not place any new advertisements or assess the Petitioner any additional fees.

JRH:mm  
cc: File

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 5, 1991

John B. Gontrum, Esq.  
914 Eastern Boulevard  
Baltimore, Maryland 21221

Re: Case Number: 91-376-SPHA  
Petitioner: Margaret Cockran, et al  
Location: 8225 Fischer Road

Dear Mr. Gontrum:

The above matter was postponed and placed in abeyance. The file is noted "Reset Only Upon Written Request From John Gontrum".

Please advise whether or not you are in a position to go forward or, in the alternative, give an estimated date on which you will be ready to proceed.

Your anticipated cooperation is appreciated.

Very truly yours,

G. G. Stephens

**ZONING ENFORCEMENT** Baltimore County  
Zoning Office  
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens  
Development Management  
FROM: James H. Thompson  
Zoning Enforcement Coordinator

RE: Case No. 91-376-SPHA  
E/S Fischer Road, 411' SW of Beech Road  
8225 Fischer Road  
15th Election District

Having had an opportunity to discuss this case with Arnold Jablon, director of Zoning Administration and Development Management, in regard to the July 19, 1991 memo of prior zoning commissioner J. Robert Haines, this matter must be reset at the earliest hearing date.

JHT/cmm

c: Mr. Thomas Darchicourt

111 West Chesapeake Avenue  
Towson, MD 21204

May 8, 1991

887-3353

John B. Gontrum, Esquire  
814 Eastern Blvd  
Baltimore, MD 21221

RE: Item No. 354, Case No. 91-376-SPHA  
Petitioner: Margaret Cockran, et al  
Petition for Special Hearing

Dear Mr. Gontrum:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

*James E. Dyer*  
Very truly yours,  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

cc: Ms. Margaret Cockran  
8225 Fischer Road  
Baltimore, MD 21221

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 3rd day of April, 1991.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Margaret Cockran, et al  
Petitioner's Attorney: John B. Gontrum

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 18, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 2, 1991

This office has no comments for items number 349, 350, 351, 352, 353 and 354.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
Inter-office Correspondence

TO: J. Robert Haines  
FROM: Robert C. Merrey, Jr.  
DATE: April 1, 1991  
SUBJECT: Comments on Zoning Advisory Committee Meeting Item 354

Property Owner: Margaret Corkran and Jean Robbins  
Location: SE/S Fischer Road, 411' SW of Beech Road  
(#8225 Fischer Road)  
Existing Zoning: M.H.-I.M.  
Area: 5 (+/-) acres  
District: Fifteenth Election District, Seventh Councilmanic District

This Office recommends that the use of crusher run not be approved in lieu of paving. This type of surface, when subjected to truck traffic causes dust problems when not conscientiously and consistently maintained. Historically, the level of maintenance required to keep a crusher run surface dustless under this usage is not provided, and for this reason, we are recommending that a more dust and maintenance free surface be required.

tk  
cc: Zoning Variance File  
North Point Government Center

RECEIVED  
APR 20 1991  
ZONING OFFICE

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

APRIL 3, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MARGARET CORKRAN AND JEAN ROBBINS  
Location: #8225 FISCHER ROAD  
Item No.: 354 Zoning Agenda: APRIL 2, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. Kelly* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

received  
4/9/91

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for April 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 349, 350, 351, 352, 353 and 354.

For Items #9, Cycle IV (R-91-115) and 355, a County Review Group Meeting may be required for each site.

For Item 289, the site is subject to comments by the Maryland State Highway Administration.

ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

91-376-3PHA May 22, 1991

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Margaret Corkran, Item No. 354

DATE: May 16, 1991

In reference to the Petitioner's request, this office offers the following comments:

Storage Area

Staff does not oppose the use of the temporary storage area for parking, provided that the area be improved with a suitable surface.

Amend Compliance with Section 410A of the BCZR

Unless this use is determined to be a non-conforming one, compliance with Section 410A should not be waived (a Special Hearing to determine a non-conforming use has not been requested).

Durable and Dustless Surface

This office is opposed to the variance of a durable and dustless surface. Residents impacted by commercial and industrial uses that lack durable and dustless surfaces consistently oppose any variances to paving regulations.

To further our understanding of the issues related to parking surfaces, the Office of Planning and Zoning met with DEPRM on several occasions. As a result of these meetings, the Office of Planning and Zoning has learned that, in most cases, there is no environmental benefit to permitting a parking area that lacks a durable and dustless surface. Fugitive dust is the main concern of this office in cases where a suitable surface has not been provided. County citizens experiencing problems with airborne dust are burdened with the responsibility of filing numerous complaints. While staff is aware of the expense of providing a durable and dustless surface, it feels the benefit to the community and environment far outweighs the costs involved.

received  
5/22/91

Margaret Corkran, Item No. 354  
May 16, 1991  
Page 2

In its order dated May 25, 1983, the Baltimore County Board of Appeals ordered that adequate paving be provided at the subject site. To date, this has not been accomplished.

Based upon the analysis conducted and the information provided, this office recommends that the applicant's request be denied. The matter regarding parking in the temporary storage area is not opposed, however.

If there should be any further questions, or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/mjm  
ITEM354/ZAC1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines  
Zoning Commissioner  
FROM: Mr. J. James Dieter  
Director

DATE: July 11, 1991

SUBJECT: Petition for Zoning Variance - Item 354  
Corkran Property  
Chesapeake Bay Critical Area Findings

RECEIVED  
JUL 11 1991  
ZONING OFFICE

SITE LOCATION The subject property is located at 8225 Fischer Road. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANTS Ms. Margaret Corkran and Ms. Jean Robbins

APPLICANT PROPOSAL The applicant has requested a Special Hearing to approve an amended site plan and to amend the 1st, 6th, and 7th restrictions of the approved site plan and special exception of Case #78-165-ASPH.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a Findings which assures that proposed projects are consistent with the following goals of the Chesapeake Bay Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.D>.

Mr. J. Robert Haines  
July 11, 1991  
Page 2

REGULATIONS AND FINDINGS

- Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Sec. 22-213(a)>.

Finding: Restriction number one on the approved site plan of Case #78-165-ASPH required that "the temporary storage areas located on the southwestern portion of the property may not be used for the parking of trucks, truck cabs, trailers, tractor-trailers or containers". This location is on the rear portion of the property adjacent to tidal and non-tidal wetlands. This is a sensitive area important to the protection of water quality and wildlife enhancement. This portion shall continue to be restricted from the storage of trucks.

A site inspection of this property has indicated that this area is currently being used for truck storage. The original limit for truck storage should be maintained and all of the existing trucks, trailers, and crusher run removed. This area should be fenced off to ensure that the area is not encroached on again. These wetlands and buffer areas shall be allowed to return to their natural vegetated state.

- Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loading by ten percent of the on-site level prior to new development or redevelopment" <Baltimore County Code Section 22-216>.

Definition: "Development Activities" means the construction or substantial alteration of residential, commercial, industrial, or transportation facilities or structures." <COMAR 14.15.01.01.A(21)>.

Findings: No development activities as defined above, are proposed for this site. However, this department recommends that the use of crusher run in lieu of paving not be approved for the reasons stated in Mr. Robert Merrey's comments from the Bureau of Air Quality Management (see attached).



[illegible]

RIVER

91-376-SPHA

